



**TO LET**  
**£875 Per Calendar Month**  
| Ffordd Mograig | Cardiff | CF14 4NG



## THE PROPERTY

**\*\*DETACHED ONE BEDROOM COACH HOUSE\*\*** Hern & Crabtree are pleased to present this one bedroom detached coach house property located in Llanishen. This property comes unfurnished and comprises open plan lounge and kitchen, double bedroom and family bathroom, plus there is an allocated parking space to the rear.

Externally the property is conveniently located within the Heath/Llanishen area and offers access to local amenities, bars, restaurants, shopping and leisure centres. Excellent public transport links, close to both Ty Glas and Birchgrove station and buses from Caerphilly Road. Easy access to the M4 motorway and A470, and a short commute to both Heath hospital and the City Centre. Available at £875 Strictly Professionals Only. No Pets. EPC Rating C. Council Tax Band D. 12 month initial Tenancy Agreement. Available from June 2024

 **1**
 **1**
 **1**
 **80**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.